



**VOLUNTARY REMEDIATION PROGRAM
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

PROJECT SUMMARY

Site Name:	Modernfold, Inc
Applicant Name:	Modernfold Realty Limited Partnership by New Castle Fidelco Inc. 225 Milburn Avenue Milburn, NJ 07041
	Modernfold, Inc. 1900 Market Street Philadelphia, PA 19103-3508
	New Castle Holdings, Inc. c/o Home Insurance Company in Liquidation 59 Maiden Lane, 5 th Floor New York, NY 10038
Site Location:	1711 I Avenue; New Castle, IN
VRP Site Number:	6020502
Project Manager:	Rick Milton
Date Application Received:	February 14, 2003
Date Project Completed:	February 8, 2008
Contaminant(s):	BTEX/MTBE
Media Addressed:	Surface Soil, Subsurface Soil, Groundwater
Cleanup Objectives Achieved:	2001 RISC Residential Default Levels in ground water. 2001 RISC Industrial Default Closure Levels achieved in soil but minimal residual soil contamination exists above IDCL beneath pavement.
Deed/Land-Use Restrictions:	ERC #200800772 (Henry County); no residential or agricultural use of the property; no soil excavation below 10 feet without IDEM approval.

Project Summary:

The site is located on the corner of I Avenue and 18th Street in New Castle. Modernfold (now closed), obtained the property in 1957 for use as a parking lot. Prior to its purchase by Modernfold, the corner lot contained a gasoline service station which operated from approximately 1940 to 1956.

A subsurface investigation was initiated in the 1990's which detected benzene in the ground water above the Maximum Contaminant Level (MCL) attributed to the former gas station.

In 2001, the Applicant's consultant began further ground water and soil investigations. Initial ground water monitoring wells were installed in 2001 and sampling revealed contamination above IDEM Industrial Default Closure Levels (IDCLs) in both soil and ground water. Approximately 340 tons of contaminated soil was removed and oxygen reducing compound was injected in the ground water. This treatment was not effective and site conditions remained above IDCLs. An additional 1,500 tons of contaminated soil was removed in 2005.

Confirmation samples collected in 2005 determined that some soil above IDCLs remain at the site but is inaccessible due to pavement. Additional ground water monitoring wells were installed off-site in October 2006 to ensure remaining contaminated soils were not affecting ground water. Four quarters of additional ground water monitoring demonstrated that all results are below RDCLs.

An Environmental Restrictive Covenant has been placed on the property that prohibits the site for residential use with certain other restrictions.